

RECEIVED

May 26 2026

SC Court of Appeals

May 26, 2026

Good morning Your Honor,

Ms. Odom has been in noncompliance with the terms of her lease since taking possession of the property in January 2026. She has failed to pay any rent or security deposit after fraudulently gaining access to the property. Additionally, Ms. Odom has unlawfully changed the locks, acting as though she has ownership rights to the premises.

Her appeal appears to be a delay tactic intended to prolong her unlawful occupancy. Please refer to Exhibit A, which documents a similar issue involving Ms. Odom in Dorchester County.

We respectfully request that her appeal be denied and that we be granted immediate access to our property. To date, Ms. Odom owes in excess of \$10,000 and has made no effort to establish or adhere to any payment agreement.

Please also see attached text message communications in which I repeatedly asked Ms. Odom how much she intended to pay, as we cannot accept partial payments under the terms of the lease. Additionally, Ms. Odom specifically requested that payment be made through Zelle; however, when a payment request was sent accordingly, she declined the request. These communications further demonstrate our good faith efforts to resolve the matter despite multiple months of nonpayment.

Thank you for your consideration.

Mercedes Aiken



Shawanna Odom

4h ·



Just want to introduce izzie to my backbone your appreciated my car went out on me & he put me in another one thankful asf



35 2



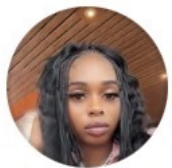
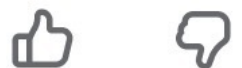
Most relevant



Ashleah Cromwell · 4h · by Author

Ok girl I see you

Reply 1



Shanita Horn · 4h · by Author

congratulations

Reply 1





MERCEDES AIKEN <mercedesaiken2020@gmail.com>

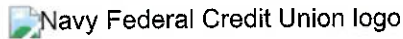
Fw: Alert: Shawanna Odom declined your request

Mercedes <aikensfamily2003@aol.com>
To: MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Mon, Feb 2, 2026 at 11:41 AM

----- Forwarded Message -----

From: Navy Federal Credit Union <noreply@mail.navyfederal.org>
To: "aikensfamily2003@aol.com" <aikensfamily2003@aol.com>
Sent: Tuesday, January 27, 2026 at 11:07:39 AM EST
Subject: Alert: Shawanna Odom declined your request



Dear MERCEDES AIKEN,

Shawanna Odom declined your money request.

Message from Shawanna Odom:

Request Details

To Shawanna Odom
Amount Requested \$2,655.00
Message

This request is now closed.

Thank you for using Zelle offered by Navy Federal Credit Union.

Sincerely,

Navy Federal Credit Union

Protecting your accounts is a top priority for Navy Federal. Visit <https://www.navyfederal.org/security/> for tools and information to help you manage your accounts securely.

[Privacy Policy](#)

You received this service-related email because a request you sent through Zelle has been declined.

Email ID: ZEL942

February 1, 2026

Re: 237 Pine Shadow Drive Goose Creek SC 29445

Your Honor,

I respectfully submit this statement to the Court regarding the tenancy of **Ms. Odom** and the circumstances that led to this matter.

Ms. Odom initially contacted me stating that she was a victim of domestic abuse and urgently needed housing. She represented that she was receiving assistance through **My Sister's House** and provided documentation indicating that the organization would pay her **security deposit in the amount of \$1,800** and **first month's rent in the amount of \$1,800**. The documentation provided reflected a total voucher amount of **\$4,000**, which created an overage of **\$400**.

I communicated this discrepancy to both **Ms. Odom** and **Ms. Muzzle**, who represented herself via email as a representative of My Sister's House. In a written email response, Ms. Muzzle stated that the \$400 overage would roll over and be applied toward the following month's rent.

After repeated delays and unsuccessful attempts to receive payment, I conducted further review and inquiry. Upon checking the mail and attempting to verify the documentation, it was discovered that **all documents provided were fraudulent**.

Additionally, **per the terms of the lease**, Ms. Odom was advised that all utilities were required to be placed in her name prior to occupancy. Ms. Odom advised that she had completed this requirement and subsequently provided a letter purporting to be from **Charleston Water System** as proof. Upon review, this letter was also determined to be **fraudulent**(see attached).

I advised Ms. Odom of these findings, which she denied. Since that time, I have remained in daily communication with Ms. Odom. Each day she has stated that payment would be made; however, **only \$1000 was made via Zelle**. Ms. Odom requested that I submit a payment request via **Zelle in the amount of \$2655**, which I did. She subsequently **declined the request and placed a fraud alert on her account (please see attached)**.

To further confirm the validity of the documents, I contacted **Ms. Tosha**, Chief Executive Officer of **My Sister's House**. Ms. Tosha verified that:

- The logo and documentation provided were **not authentic**;
- My Sister's House **has no record of Ms. Odom** in their system; and
- No voucher or financial assistance was issued on Ms. Odom's behalf.

Due to the **use of fraudulent documentation, misrepresentation, failure to establish required utilities, refusal to pay rent and security deposit, and continued delays**, I believe this tenancy presents a significant legal and financial risk. For these reasons, I respectfully request that the Court grant possession of the property and order the removal of Ms. Odom to prevent further harm and potential litigation.

Thank you for your time and consideration.

Respectfully submitted,

Mercedes Aiken
Mercedes Aiken
Landlord / Property Representative
[\(843\) 513-5628](tel:8435135628)

aikensfamily2003@aol.com

*Mailing Address: 1050 Old Dilliard Rd Apt 517
Richerille SC 29472*

Residential Lease Agreement

237 Pine Shadow Dr

Goose Creek, South Carolina 29445

Zillow drafted this lease pursuant to the legal requirements of the state of South Carolina. Some localities may impose additional requirements which are not reflected in this lease.

While Zillow has made an effort to offer the most current and accurate information possible, laws and regulations are subject to change and the information in this lease may not reflect the most current legal developments or comply with local law. Zillow makes no representations or warranties of any kind, express or implied, as to the accuracy or completeness of the information included in this lease. If you have any questions about the legal implications of this lease, please consult with a licensed, local attorney.

Zillow disclaims all liability resulting from any changes made outside of the Zillow platform, including any changes that violate applicable law.

Table of Contents

Documents incorporated into, and attached as part of, this Lease agreement are selected below:

Basic Terms & Additional Terms

Parking Addendum

Rules Addendum

Lead Based Paint Hazard Disclosure

Protect Your Family from Lead in Your Home Pamphlet

Declaration of Condominium

Homeowners / Condominium Associations Rules and Regulations



This Residential Lease (Lease) is entered into on the date of the last signature below (the **Effective Date**) between **MERCEDES AIKEN (Landlord)** and

Shawanna Odom (Tenant)

for **237 Pine Shadow Dr Goose Creek, SC 29445 (Property)**.

Landlord hereby leases the Property to Tenant, subject to the terms and conditions of this Lease:

1. Basic Terms

1.1. AMOUNTS DUE FROM TENANT UPFRONT

1.1.1. Refundable Deposit

\$1,800.00 Security Deposit due at signing ([Section 1.6](#) below)

1.1.2. Rent for First Month

\$0.00 Prorated Monthly Rent for partial first month of the Term due at Start Date (See [Section 1.4](#) below)

\$1,800.00 Monthly Rent for full first month of the Term due at Start Date (See [Section 1.4](#) below)

1.1.3. Total Due Upfront

\$1,800.00 due at signing.

\$1,800.00 due at Start Date.

1.2. PROPERTY

Property Location
237 Pine Shadow Dr Goose Creek, SC 29445

The Property is a unit in a multifamily residence located at **237 Pine Shadow Dr Goose Creek, South Carolina 29445**.

The Property includes all appliances, fixtures, and equipment installed on the Property as of the Start Date (as defined below), including the following:

Refrigerator; Oven/Range.

1.3. TERM

Fixed Term. The term of this Lease (**Term**) will begin on **January 1, 2026 (Start Date)** and end on **December 31, 2026 (Expiration Date)**. Neither Landlord nor Tenant is obligated (and neither has any right) to unilaterally renew or extend the Term of this Lease. If Landlord accepts Tenant's payment of the Monthly Rent otherwise due under this Lease for the month after the end of the Term, then this Lease will be deemed to continue on a month-to-month basis on the same terms and conditions as contained in this Lease. In such event, either Landlord or Tenant may terminate the month-to-month tenancy as of the last day of any calendar month by giving at least 30 days' written notice of termination to the other party.

1.4. RENT

1.4.1. Base Rent; Monthly Rent

Tenant is responsible for paying monthly rent for the use and occupancy of the Property (**Base Rent**) and all other fixed rent and fixed charges described in this Lease (collectively, **Monthly Rent**) on the **1st** day of each month (**Monthly Rent Due Date**). The Monthly Rent is **\$1,800.00**. First month's Monthly Rent is due on the Start Date.

1.4.2. Additional Rent

Any amount Tenant may be required to pay Landlord or any other party under this Lease in addition to Monthly Rent will be additional rent (**Additional Rent**). The Monthly Rent and any Additional Rent are collectively referred to as "**Rent**".

Additional Rent includes, without limitation:

- Any applicable charges for utilities and/or other services to the Property, in amounts that vary by month (**Variable Charges**), payable to Landlord within five days of billing.
- The cost of utilities required to be arranged for and paid by Tenant directly to the service provider.
- The Insufficient Funds Fee is variable.
- The Late Fee is **\$180.00**.

1.4.3. Manner of Payment

All Rent payable to Landlord must be paid by one of the following:

Online payments with Zillow Payments.

1.4.4. Rent Summary

Tenant's Rent responsibilities are summarized below:

	Monthly Rent
Base Rent	\$1,800.00
Parking Rent Section 1.8	N/A
Storage Rent Section 1.9	N/A
Pet Rent Section 1.10	N/A
Electricity Section 1.5.1	Tenant pays Dominion Energy
Natural Gas	N/A
Heating Oil	N/A
Heat Section 1.5.2	N/A
Water/Sewer Section 1.5.3	Tenant pays Goose Creek Water & Sewer
Trash Removal Section 1.5.4	Tenant pays Tenant to remove trash
Landscaping Section 1.5.6	Landlord does not provide
Telephone Section 1.5.7	Tenant pays
Cable TV Section 1.5.8	Tenant pays
Internet Section 1.5.9	Tenant pays
Homeowner/Condominium Assessment Section 1.5.10	Included in Base rent
TOTAL	\$1,800.00

1.4.5. Notice of Eviction for Failing To Pay Rent

IF TENANT DOES NOT PAY RENT ON TIME: This is Tenant's notice that if Tenant does not pay rent within five (5) days of the due date, Landlord can start to have Tenant evicted. Tenant will get no other notices prior to eviction as long as Tenant lives in the Property.

1.5. UTILITIES AND SERVICES

Landlord and Tenant agree that utilities and other services will be provided and paid for as outlined below:

1.5.1. Electricity

Tenant will arrange and pay for the cost of electrical service for the Property directly to the service provider. The name of the Property's electrical service provider is: **Dominion Energy**.

1.5.2. Heat

Heat is not provided separately from other utilities. The cost of heat is included in the utility costs (natural gas, electricity, or heating oil, as provided) necessary to run the heating system, and will be paid by the party responsible for the applicable utility.

1.5.3. Water and Sewer

Tenant will arrange and pay for the cost of water and sewer service for the Property directly to the service provider. The name of the Property's water and sewer service provider is: **Goose Creek Water & Sewer**.

1.5.4. Trash Removal

Tenant will arrange and pay for the cost of trash removal. The name of the Property's trash removal service provider is: **Tenant to remove trash**.

1.5.5. Snow Removal

Snow removal is not normally required for the Property and will be reasonably handled by the parties in the event snowfall occurs.

1.5.6. Landscaping

Landlord does not provide any landscaping services. Tenant is responsible for reasonable upkeep and maintenance of landscaping, including lawn mowing and leaf raking, as applicable.

1.5.7. Telephone

Tenant will arrange and pay for the cost of telephone services.

1.5.8. Cable Television

Tenant will arrange and pay for the cost of cable or other premium television services.

1.5.9. Internet

Tenant will arrange and pay for the cost of internet service.

1.5.10. Homeowner or Condominium Association

The Property is located within a homeowner association or condominium association. Any assessments imposed by the association related to the Property are included in the Base Rent.

1.5.11. Appliances

Landlord will furnish basic appliances which shall be maintained in good working order and condition. Tenant is responsible for notifying Landlord or its Agent of any malfunction of appliances and Tenant shall be responsible for willful damage or vandalism of appliances.

1.6. SECURITY DEPOSIT

Tenant is required to pay a security deposit to Landlord when the Lease is signed. The security deposit is \$1,800.00 (Security Deposit). [Section 2.4](#) of this Lease contains terms relating to the Security Deposit.

1.7. TENANT INSURANCE

Tenant is not required to maintain renter's insurance during the Term.

1.8. PARKING

Tenant may park in areas designated by Landlord on Building grounds (**Parking Area**) and the cost of parking is included in the Base Rent. An addendum (**Parking Addendum**) is attached to this Lease which sets forth the specific terms of, and limitations on, Tenant's parking rights. Except as expressly permitted in the Parking Addendum, neither Tenant nor any other Occupants is allowed to park, or permit any of their guests or invitees to park, on the Building grounds.

1.9. STORAGE SPACE

The Tenant may use the storage room/storage locker or other area exterior to the Property (**Storage Space**) located at: **Connected to home on the back patio.**

The rent for the Storage Space is included in the Base Rent.

Tenant may not store any items which (i) pose a threat to the health or safety of any person, or (ii) would be determined to be a "hazardous substance" or "hazardous waste" under any law, ordinance or regulation.

1.10. PETS

Except as required by law, no pets or animals of any kind are permitted in the Property or, if applicable, common areas of the Building or on Building grounds. Landlord will, however, review any requests from Tenant or any Occupants with disability-related needs for reasonable accommodations for service and assistance animals at the Property as required by applicable law.

1.11. ADDITIONAL RULES

Tenant's use and occupancy of the Property is subject to the following policies, rules, regulations, covenants, restrictions and other matters of record attached to this Lease:

The Declaration of Condominium.

The rules and regulations of the homeowners association or condominium applicable to the Property.

Any Landlord specified rules governing use of the Property (**Rules Addendum**).

1.12. SMOKING POLICY

Smoking means: (i) inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, or any other lighted or heated tobacco or plant product intended for inhalation including hookahs or any similar product, whether natural or synthetic, in any manner or in any form; or (ii) use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

Smoking is not allowed in the Property and, if applicable, all common areas of the Building and on Building grounds.

In addition to any other remedies Landlord may have under this Lease or at law, Landlord may charge Tenant a fee of up to \$250 for a second and subsequent violations if Tenant smokes in a clearly designated non-smoking Property or area of the Building or Building grounds.



2. Additional Terms

2.1. PROPERTY CONDITION

Tenant has examined the Property, either in person or virtually, prior to signing this Lease and, as of the date of this Lease, is satisfied with its condition and appearance (**Existing Condition**). Landlord will deliver possession of the Property to Tenant on the Start Date in the same or better condition as the Existing Condition, except for ordinary wear and tear.

2.2. POSSESSION

In the event Landlord cannot deliver possession of the Property to Tenant by the Start Date, through no fault of Landlord, this Lease will continue in full force but Tenant, as Tenant's sole remedy, will not be obligated to pay the Monthly Rent (prorated based upon a 30-day month) for the period that Tenant is unable to take possession. If Landlord fails to deliver possession of the Property by the 30th day following the Start Date, Tenant may terminate this Lease by written notice delivered to Landlord at any point before actual possession of the Property is delivered to Tenant, in which event all amounts paid to Landlord by Tenant will be returned and both parties will be released from all obligations and liability under this Lease.

2.3. RENT PAYMENT

2.3.1. Payment Timing

Tenant will pay the Monthly Rent to Landlord, (or Landlord's Managing Agent, if specified above), in advance, on the Monthly Rent Due Date of each month during the Term according to the payment details specified in the Basic Terms. Variable Charges, if any, will be payable according to the timeframe specified in the Basic Terms.

2.3.2. Late Payment

If Tenant fails to pay the Monthly Rent or any other Rent in full by the end of the day 5 day(s) after it is due, a fee (**Late Fee**) in the amount specified in the Basic Terms to this Lease will be immediately assessed. The Late Fee is due by the end of the day after it is assessed. Acceptance of late payment does not waive Landlord's right to require payment of Monthly Rent in full on the date it is due.

2.3.3. Returned Checks / Dishonored Payments

If any payment of any Rent or other charges under this Lease is returned for insufficient funds or otherwise fails, Landlord will have the right to require the dishonored payment be replaced by a cashier's check, certified check, or money order and require Tenant to pay any fee associated with the failed payment. If more than two of Tenant's payments to Landlord during the Term are returned for insufficient funds, Landlord may require all future payments of Rent and other obligations be paid by cashier's check, certified check, or money order.

2.4. SECURITY DEPOSIT

2.4.1. Use of Security Deposit

Landlord will hold the Security Deposit in a segregated account if required by applicable law. Interest on the Security Deposit will be retained by Landlord, unless required to be paid to Tenant under applicable law. Subject to applicable law, Landlord may use the Security Deposit to: (i) remedy Tenant Defaults (as defined in [Section 2.9.1](#) below) under this Lease, including past due Rent; and/or (ii) pay for costs incurred by Landlord to repair damages to the Property caused by Tenant, any Occupants, or any guests of Tenant or any Occupants, beyond ordinary wear and tear (collectively,

Deposit Claims). The Security Deposit will not relieve Tenant of any obligation to pay any Rent due under this Lease prior to termination. If a Pet Damage Deposit is required, it will be considered a Security Deposit and subject to the terms of this Section.

2.4.2. Return of Security Deposit

The Security Deposit, less any Deposit Claims, will be returned to Tenant within 30 days (or shorter period as required by applicable law or local ordinance) after Tenant vacates the Property upon expiration or earlier termination of this Lease. The returned portion of the deposit will be sent as a single check payable to Tenant(s) listed in the Basic Terms, or as otherwise agreed to by Landlord and Tenant. Any Deposit Claims will be described in an itemized statement provided with the returned portion of the deposit. Tenant will provide a forwarding address to Landlord where the Security Deposit, less Deposit Claims, and the itemized statement will be mailed. In the event Tenant fails to provide a forwarding address, the Security Deposit and statement will be sent to Tenant's last known address, which may be the Property, and Landlord will not be liable for Tenant's delayed receipt of, or failure to receive, the Security Deposit and itemized statement.

2.5. TENANT'S OBLIGATIONS

2.5.1. Residential Use Only

Tenant will use and occupy the Property for residential purposes only. Tenant will not use or permit the use of the Property for any non-residential, illegal, or otherwise inappropriate purpose, including for any commercial purpose.

2.5.2. Permitted Occupants

Subject to applicable law, the Property will not be occupied by anyone other than the following: (i) Tenants; (ii) Occupants identified in the Basic Terms; and (iii) children under the age of majority of any Tenant (and Tenant will notify Landlord promptly after any such children take occupancy).

2.5.3. No Disturbance or Nuisance Permitted

Tenant will not, and will not permit any Occupants or any guests to: (i) make any unreasonably loud or otherwise unreasonable use of the Property; (ii) allow any condition on the Property or, if applicable, common areas of the Building that poses threat of injury to persons or property; or (iii) otherwise interfere with the rights, comfort, safety, or enjoyment of the other tenants or occupants of the Building (if applicable) or neighboring properties.

2.5.4. Utilities

Tenant will not cause any utility to be interrupted during the Term, and will provide Landlord with reasonable evidence that any utility specified as Tenant's responsibility has been paid upon Landlord's reasonable request.

2.5.5. Maintenance

Tenant will: (i) keep and maintain the Property in a clean, safe, and sanitary condition; (ii) regularly dispose of all garbage and other waste in a clean and safe manner, not overload any trash receptacles, and separate and dispose of recyclable and compostable materials in any provided separate receptacles; (iii) use all appliances, fixtures, and equipment located in the Property in a safe and reasonable manner in keeping with their intended function and, if provided to Tenant, the applicable operating instructions; (iv) not obstruct access to doors and windows; and (v) maintain the Property in the same condition as it was delivered to Tenant, except for ordinary wear and tear.

2.5.6. No Transfer

Tenant will not sublease or assign all or any portion of the Property without the prior written consent of Landlord, in Landlord's sole discretion. Any attempted sublease or assignment of the Property or this Lease without the prior written consent of Landlord will be void and cause for termination of this Lease by Landlord. No sublease of the Property will

release Tenant from any obligation under this Lease, and Tenant will be liable for any violations of this Lease caused by a subtenant. Tenant will not rent the Property, or any portion of the Property, including through any rental program such as "Airbnb," "VRBO," or similar program, and Tenant's entry into any short-term rental agreement will be cause for termination of this Lease by Landlord.

2.5.7. No Alterations

Tenant will not perform any alterations or improvements to the Property without the prior written consent of Landlord, in Landlord's sole discretion. Alterations and improvements include adding, changing, or removing appliances, fixtures, shelving, wallpaper, or wall paint. In addition, except as required by applicable law, Tenant is not allowed to arrange, and will not permit, the installation of new or additional wiring, cabling, or equipment without Landlord's prior written consent, in Landlord's sole discretion. If Tenant violates this provision, Tenant will return the Property to its original condition at Tenant's sole cost and expense. If Landlord approves of any alterations, Tenant understands that any applicable alterations will remain as part of the Property at the end of the Term. Tenant will not subject the Property to any liens in connection with making any alteration or improvement and will indemnify Landlord from all costs and expenses related to alterations, improvements, or liens.

2.5.8. Joint Liability

All individuals executing this Lease as Tenants will be jointly and severally liable for the performance of all agreements, covenants, and obligations of a Tenant contained in this Lease.

2.6. LANDLORD'S OBLIGATIONS

2.6.1. Services and Utilities

Landlord will only provide the services and utilities as specified in the Basic Terms and as otherwise required under applicable law. Tenant waives all liability of Landlord for any interruption or insufficiency of any service or utility resulting from causes beyond the reasonable control of Landlord.

2.6.2. Maintenance and Repairs

Subject to Tenant's duties under [Section 2.5](#) above, Landlord will maintain the Property (including its structural elements, roof, and systems) in good order and repair and, if applicable, will maintain the Building common areas, in a clean, safe, and sanitary condition. Landlord will be responsible for, and will pay for, repairing (and restoring to working condition) the appliances, fixtures, or equipment located in the Property, except if any repairs are necessary as a result of improper use by Tenant or any Occupant, or the guest of Tenant or any Occupant. Tenant will notify Landlord promptly in writing upon becoming aware of any condition within the Property or, if applicable, in the Building, that requires repair or maintenance by Landlord. Landlord will undertake any required repairs reasonably promptly (and in any event in accordance with applicable law), based on the condition, following receipt of notice. Delay by Landlord in performing or completing any repair will not permit Tenant to complete the repair or incur related expenses or to terminate this Lease, except as permitted by applicable law.

2.7. LANDLORD'S ACCESS

Landlord, its agents and contractors, will have the right of reasonable access to the Property during normal business hours to perform its obligations of maintenance and repair of the Property or, if applicable, any other portion of the Building, and for the purpose of showing the Property to prospective tenants and purchasers. Tenant will be provided 24 hours' notice (or longer period if required by applicable law) prior to entry, except that in the case of an emergency, Landlord may immediately access the Property and will give Tenant notice of the entry within two days after.

2.8. SURRENDER

2.8.1. End of Term

Tenant will surrender possession of the Property and return the keys to Landlord immediately upon the Expiration Date or earlier termination of this Lease. At the time of surrender, the Property will be in the same condition as the Start Date, except for ordinary wear and tear, and otherwise in clean condition and free of all personal property of the Occupants. To the extent permitted by applicable law, any personal property left on the Property after Tenant vacates the Property will be

deemed abandoned by the Occupants and may be disposed of by Landlord at Tenant's cost (and may be deducted from Tenant's Security Deposit by Landlord). Neither Landlord nor Tenant is obligated (and neither has any right) to unilaterally

renew or extend the Term of this Lease. If Tenant and all Occupants do not vacate the Property by the Expiration Date or earlier termination of this Lease, Landlord may commence legal proceedings allowed by applicable law to remove and evict Tenant and any Occupant from the Property and will be entitled to recover from Tenant double the Monthly Rent prorated based on a 30-day month (or the maximum rent allowed for holdover under applicable law, if less) for the period until Landlord regains possession of the Property. Alternatively, if Landlord accepts Tenant's payment of the Monthly Rent

otherwise due under this Lease for the month after the end of the Term, then this Lease will be deemed to continue on a month-to-month basis at the applicable Monthly Rent as identified above and otherwise on the same terms and conditions

as contained in this Lease. In such event, either Landlord or Tenant may terminate the month-to-month tenancy as of the last day of any calendar month by giving one calendar month's written notice of termination to the other party.

2.9. DEFAULT

2.9.1. Default by Tenant

Tenant will be in default (Default) if: (a) Tenant fails to pay any Monthly Rent by five (5) days after Monthly Rent is due; (b) Tenant fails to pay any Additional Rent by five (5) days after the Additional Rent is due or; (c) Tenant fails to comply with any other obligation or restriction in this Lease and does not cure the failure within fourteen (14) days of receiving written notice from Landlord. If Tenant Defaults under this Lease, Landlord may exercise all rights and remedies available under applicable law, including the right to: (a) terminate this Lease; (b) regain possession of the Property through an eviction or similar process; (c) recover from Tenant all unpaid Rent, including unpaid Monthly Rent, Additional Rent, Late Charges and, if applicable, holdover Rent for the period prior to Tenant's delivery of possession of the Property to Landlord; (d) recover all Rent payable under this Lease for the period from the date of termination for Tenant Default through the stated Expiration Date, less the amount Landlord is able to collect from any replacement tenants for that period; and (e) recover all reasonable costs and expenses incurred by Landlord in repairing any damage to the Property, caused by the improper use by any Occupant or any guests of an Occupant, less any amounts obtained from the Security Deposit. Additionally, to the extent permitted under applicable law, Landlord may recover from Tenant Landlord's court costs and reasonable attorneys' fees and expenses incurred in connection with any legal proceedings against Tenant. To the extent required by applicable law, Landlord will use reasonable efforts to mitigate any damages resulting from Tenant Default.

2.10. NOTICES

Any notice of termination of this Lease, notice of Default by Tenant under this Lease or any other notice required to be given in writing under applicable law (**Material Notices**) will be in writing and sent to Tenant and Landlord at the applicable address set forth in [Section 2.15](#) below. Except for Material Notices, all other written notices under this Lease may be delivered to the other party at the e-mail address or physical address of the party specified in [Section 2.15](#), or by other electronic means agreed to by the parties. Either party can update its email or physical address by sending written notice to the other party.

2.11. TENANT'S PROPERTY

Tenant acknowledges that Landlord's insurance does not cover loss or damage to any of Tenant's personal property located on the Property and that Landlord will not be liable for any damage to Tenant's personal property. If required by the Basic Terms, Tenant will obtain and maintain (during the Term) renter's insurance of at least the level stated in the Basic Terms. Upon Landlord's request, Tenant will provide Landlord a certificate of insurance as evidence of the policy. Even if no policy of renter's insurance is required, Landlord recommends that Tenant obtain renter's insurance.

2.12. GENERAL

This Lease will be governed by the laws of the State of **South Carolina**, and any additional laws of the city or county in which the Property is located. This Lease will be binding on and inure to the benefit of all permitted heirs, legal representatives, and assigns of the parties. This Lease, along with the attached Addenda and legal disclosures, contains the entire agreement between Landlord and Tenant and may not be changed except in writing signed by all parties. If any provision of this Lease is found to be invalid or unenforceable, all other provisions contained in this Lease will remain binding and enforceable to the maximum extent permitted by applicable law.

2.13. DISCLOSURES / ADDENDA

Tenant acknowledges that the legal disclosures and addenda (**Addenda**) attached to this Lease are part of the legal agreement between the parties. Tenant will comply with all applicable rules and regulations set out in the attached Addenda. The terms of this Lease will control in the event of any conflict between the terms of any Addenda and the terms of the Lease.

2.14. EXECUTION

All individuals indicated in the Basic Terms as comprising Tenant will sign this Lease and related attached Addenda where indicated. Each of Landlord and Tenant consents to the other party's execution of this Lease by electronic signature. Delivery of this Lease containing the electronic signature of a party or otherwise by facsimile through electronic means or as a digital copy will have the same full force and effect as a manually executed original version.

2.15. CONTACT INFORMATION

2.15.1. Tenant

Tenant's address is required for notice prior to the Start Date. Notices after the Start Date will be made to the Property.

Tenant Name	Address for Notice Prior to Start Date	Phone	Email
Shawanna Odom	237 Pine Shadow	8435627837	shawannaodom30@gmail.com

2.15.2. Landlord & Managing Agent

Landlord Name	Address for Notice	Phone	Email
MERCEDES AIKEN	PO BOX 771 RAVENAL SC	8435135628	aikensfamily2003@aol.com



IN WITNESS WHEREOF, Tenant and Landlord have executed this Lease as of the date of the last signature below.

TENANT SIGNATURE

Shawanna Odom *Shawanna Odom*
12-30-2025 11:26:07 AM EST - 2-1

LANDLORD SIGNATURE

MERCEDES AIKEN *MERCEDES AIKEN*
12-30-2025 11:28:07 AM EST - 3-2



Parking Rules Addendum

This Parking Addendum is attached to and made a part of the lease between **Landlord** and **Tenant** for the Property dated as of the date hereof (**Lease**). All capitalized terms used in this Addendum have the meanings given such terms in the Lease.

Tenant may park **any** vehicles in the parking area located on the grounds of the Building during the Lease term. Landlord shall be entitled to require all vehicles parking in the Parking Area to be registered with Landlord including, without limitation, providing Landlord with any required information, such as the vehicle license plate number and the owner's name and contact information. Landlord shall be entitled to institute parking controls and other measures including, without limitation, requiring vehicle tags or decals and installing access gates with security cards or access codes. Landlord may impose reasonable and customary charges on Tenant and other Occupants for security cards and /or vehicle tags or decals.

No vehicles other than Registered Vehicles may be parked in the parking area by Tenant, any other Occupant, or any of their guests. If Tenant replaces any of the Registered Vehicles, Tenant must notify Landlord of that replacement and provide Landlord with the new identification information (as set forth above) for the replacement vehicle prior to parking that vehicle in the parking area.

NATURE OF PARKING RIGHTS

Tenant has the right to park only in the following reserved space(s): **Directly in front of unit (Tenant Spaces)**. Tenant may not park in any spaces in the parking area other than the Tenant Spaces. No other tenant has the right to park in the Tenant Spaces.

PARKING RULES AND REGULATIONS

In addition to the restrictions described above, the following motor vehicle rules apply to Tenant and any other tenant whose Lease includes parking rights:

1. The parking and traffic regulations posted on any private streets, roads, or drives must be obeyed.
2. The parking area will be used only to park motor vehicles and for loading or unloading of motor vehicles.
3. All ordinances regarding fire lanes must be obeyed. Any vehicle parked outside the parking area, parked in a fire lane, blocking a fire hydrant, refuse container, another vehicle, sidewalk, or lawn, or otherwise illegally or improperly parked may be towed by Landlord without notice at the vehicle owner's expense.
4. Only operable passenger vehicles (including pick-up trucks) that can reasonably fit in a designated parking space may utilize the parking area. Commercial vehicles, recreational vehicles, boats or trailers, or other oversized vehicles may not be parked in the parking area.
5. Landlord may remove any vehicle at the owner's expense if it reasonably appears to Landlord that the vehicle is abandoned or inoperable, the vehicle does not display an inspection sticker and/or license plates, or the inspection and /or registration is expired.
6. Repairs to vehicles are prohibited in the parking area or on Building grounds, except for emergency repairs.
7. Vehicles may be washed only in designated areas. If there is no designated area, then washing vehicles is not allowed on the grounds of the Building.
8. Tenant's use of the parking spaces and parking area are at Tenant's own risk. Tenant acknowledges that Landlord does not provide security for the parking area and makes no representations concerning the security of the parking area. Landlord will not be liable or responsible for the damage to, or theft of, any vehicle or theft of any property from any vehicle.

The violation of any restriction, rule, or regulation contained in this Parking Addendum will constitute a Default by Tenant under the Lease.



IN WITNESS WHEREOF, Tenant and Landlord hereby agree to this Parking Addendum.

TENANT SIGNATURE

Shawanna Odom *Shawanna Odom*
12/30/2025 11:26:07 AM EST - 2/3

LANDLORD SIGNATURE

MERCEDES AIKEN *MERCEDES AIKEN*
12/30/2025 11:28:07 AM EST - 3/12

Rules Addendum

This Rules Addendum is attached to and made a part of the lease between **Landlord** and **Tenant** for the Property dated as of the date hereof (**Lease**). All capitalized terms used in this Addendum have the meanings given such terms in the Lease.

ACTIONS OF RESIDENTS

- Tenant will dispose of trash only in designated areas.
- Tenant will promptly report any repair or maintenance problems to Landlord or Managing Agent (if any).

KEYS

- At delivery of possession to Property, Tenant will sign and deliver to Landlord a receipt which will identify the locks associated with the keys provided to Tenant (e.g. common building door, Property door, mailbox, etc.) and the number of each type of key so provided.
- When Tenant vacates Property at the end of Term, Tenant will return all keys provided to Tenant by Landlord. If Tenant fails to return all such keys, Landlord may re-key all of the applicable locks and the cost incurred by Landlord in re-keying such lock(s) will be paid by Tenant on demand or Landlord may apply Security Deposit, if any, to pay that cost.
- If Tenant loses a key or requires duplicates, they must notify Landlord or Managing Agent, if any, and bear the cost. Tenant may not duplicate the keys on their own.

USE OF PREMISES AND COMMON AREAS

- Tenant may not, without written consent of Landlord, drill holes or use nails, hooks, and screws on the property.
- Tenant may not fasten anything to the fixtures, appliances, or to the interior or exterior of the property.
- Any balcony or porch included in Property, or adjacent to Property, may not be altered by Tenant or used to store their personal belongings.
- Tenant will comply with all weight restrictions on balconies and porches and will not overload them.
- No laundry or other items will be hung from any window, balcony, or porch.
- Tenant may not bring anything onto the property or grounds which could increase the risk of fire (e.g., flammable chemicals).
- No wax candles will be used on the property.
- Tenant may not cook or barbecue on any porch or balcony or within 15 feet of any building.
- Tenant won't place any sign, advertisement, or notice so that it's visible outside the property.

- Tenant won't add or change any locks without prior written consent of Landlord.

- Waterbeds and other water furniture are prohibited. Also, unusually heavy items like pianos and safes are only allowed if Landlord agrees that the weight is reasonable for the property's floor.

OTHERS

N/A



IN WITNESS WHEREOF, Tenant and Landlord hereby agree to this Rules Addendum.

TENANT SIGNATURE

Shawanna Odom *Shawanna Odom*
12/30/2025 11:26:07 AM EST - 2/14

LANDLORD SIGNATURE

MERCEDES AIKEN *MERCEDES AIKEN*
12/30/2025 11:28:07 AM EST - 3/22

Lead Based Paint Hazard Disclosure

LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

LANDLORD'S DISCLOSURES

Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Landlord has no records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

TENANT'S ACKNOWLEDGEMENTS

By signing below, Tenant acknowledges receipt of copies of all information listed above. In addition, by signing below, Tenant acknowledges receipt of the pamphlet Protect Your Family from Lead in Your Home, a copy of which is attached to this Lease.

CERTIFICATE OF ACCURACY

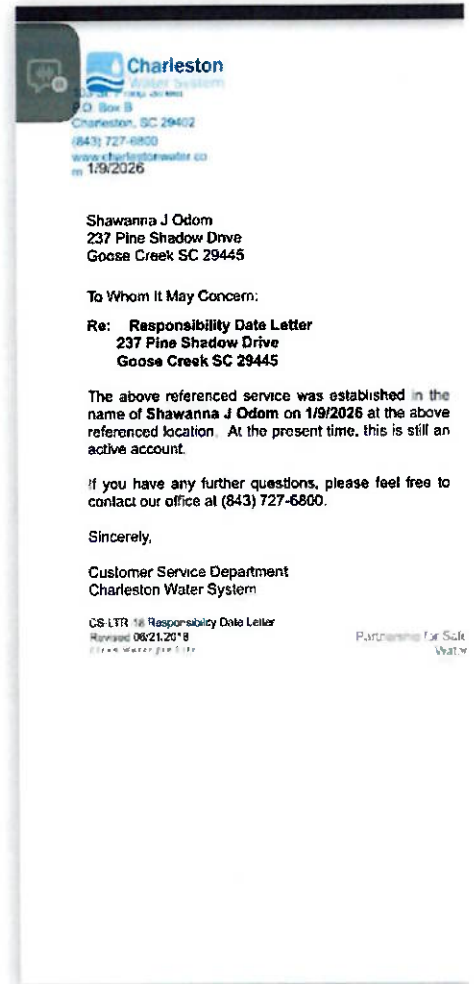
IN WITNESS WHEREOF, the following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

TENANT SIGNATURE

Shawanna Odom *Shawanna Odom*
12-30-2025 11:26:07 AM EST - 2:23

LANDLORD SIGNATURE

MERCEDES AIKEN *MERCEDES AIKEN*
12-30-2025 11:28:07 AM EST - 3:24



Shawanna J Odom
237 Pine Shadow Drive
Goose Creek SC 29445

To Whom It May Concern:

Re: **Responsibility Date Letter**
237 Pine Shadow Drive
Goose Creek SC 29445

The above referenced service was established in the name of **Shawanna J Odom** on **1/9/2026** at the above referenced location. At the present time, this is still an active account.

If you have any further questions, please feel free to contact our office at (843) 727-6800.

Sincerely,

Customer Service Department
Charleston Water System

CS-LTR 16 Responsibility Date Letter
Revised 06/21/2018
www.charlestonwater.com

Partnership For Safe
Water



MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Shawanda Odom

Amanda Olsen <amanda@mysistershouse.org>
To: MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Fri, Jan 23, 2026 at 3:49 PM

Thank you for sending this over Mercedes!

Just a heads up, that is not our logo.

None of the attachments downloaded, if you could send those over in another email that would be great.

I have forwarded this and your contact info to our CEO, Tosha.

Thank you,

Amanda Olsen

MY SISTER'S HOUSE

(843) 747- 4069 ·
Amanda@mysistershouse.com

P.O Box 71171, N. Charleston, SC 29415



With 45 years of care, understanding and change, My Sister's House is an open door, a hand, and an advocate for survivors of domestic violence in South Carolina's Charleston, Dorchester, Berkeley Counties and surrounding areas.

From: MERCEDES AIKEN <mercedesaiken2020@gmail.com>


Date: Friday, January 23, 2026 at 3:22 PM

To: Amanda Olsen <amanda@mysistershouse.org>

Subject: Fwd: Shawanda Odom

This is the first time you received an email from this sender (mercedesaiken2020@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

[Quoted text hidden]

 **img-726c0a20-ea07-4677-aa0f-2df05d73a40e**
43K



MERCEDES AIKEN <mercedesaiken2020@gmail.com>

BREACH OF LEASE NOTIFICATION 237 PINE SHADOW DRIVE GOOSE CREEK SC

MERCEDES AIKEN <mercedesaiken2020@gmail.com>
To: shawannaodom30@gmail.com, odomshawanna710@gmail.com

Tue, Jan 27, 2026 at 2:29 PM

NOTICE OF BREACH OF LEASE, FRAUDULENT MISREPRESENTATION, AND DEMAND FOR PAYMENT

To Whom It May Concern,

This letter serves as formal notice of multiple material breaches of the residential lease agreement and related fraudulent conduct associated with the tenancy at the referenced property in the State of South Carolina.

Specifically, the tenant engaged in the following actions:

- Provided fraudulent and misleading documentation in connection with the lease agreement.
- Failed and refused to remit the required security deposit and rental payments as agreed upon in the lease.
- Misrepresented themselves as a government agent in order to gain unauthorized access to the property.
- Requested that rental funds be transmitted through a third-party payment method and subsequently declined to submit payment after access was granted.

These actions constitute a material breach of the lease agreement and may also violate applicable South Carolina laws related to fraud, misrepresentation, and unlawful entry. The misrepresentation of authority and refusal to fulfill financial obligations resulted in financial harm and improper reliance on false statements.

Demand is hereby made for the immediate payment of all outstanding amounts owed, including but not limited to unpaid rent and the required security deposit. Failure to resolve this matter promptly may result in further action, including but not limited to legal remedies available under South Carolina law.

This letter is provided for documentation purposes and serves as notice of noncompliance. All rights and remedies are expressly reserved.

Please govern yourself accordingly.

Sincerely,
Mercedes Aiken



MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Shawanda Odom

MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Mon, Jan 5, 2026 at 6:24 AM

To: Wanda Muzzle <muzzlewanda@gmail.com>

Hello Ms. Muzzle,

I hope you are doing well. I wanted to provide a brief update and request clarification on a few items.

The tenant has moved into the unit; however, we will need the full funds **no later than January 9, 2026**, in order to keep her in good standing.

Additionally, the mailing address listed does not reflect the address that was originally provided. Please confirm the correct mailing address at your earliest convenience. Incorrect mailing address will cause delays in payment being received. We are trying to be cooperative, however we have had issues with tenants and agencies prior. Due to the circumstances we are trying to work with the tenant.

Lastly, the amount received does not match the requested assistance amount. There is a **\$400 difference**, and we would appreciate clarification on how that amount should be allocated or if an additional payment will be issued to cover the balance.

Please feel free to contact me if you have any questions or need further information. I can be reached at **(854) 513-5628**. Our office will reopen on Monday from **9:00 AM to 12:00 PM**.

Thank you for your prompt attention to these matters.

Kind regards,
Mercedes Aiken

[Quoted text hidden]



MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Shawanda Odom

Wanda Muzzle <muzzlewanda@gmail.com>
To: MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Tue, Jan 6, 2026 at 7:42 AM

Hello, Good morning! I'm doing well sorry for such late notice! We where out on yesterday due to a emergency my apologies on that so I'm just seeing your message regarding the voucher for Mrs.odom, the amount is correct for her it's leaves her some space with the remaining balance to pay for the following month, As far as the address you provided me with [7761 Savannah highway](#) & on the check the number is off one so that's a typo on our end , we are going to fix it & have it resent out to you , I do understand that that money is due at a certain time so we'll see if we can get it expedite to you can't promise that we can once my supervisor lets me know if we can I'll make sure to let you know because someone will have to sign for the check, but we will work it today & have it sent out today.

Thanks, Wanda Muzzle
[Quoted text hidden]



MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Shawanda Odom

Wanda Muzzle <muzzlewanda@gmail.com>

Fri, Jan 16, 2026 at 8:31 AM

To: MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Hi, good morning Mrs.aiken there's multiple things I want to touch base on with you this morning I received numerous of messages calls & emails from Mrs.Odom about her assistance, as we where out this week for meetings & different things I wasn't able to reach back out to any one at the moment,I did go over everything with you about the check & how it works being that the check was sent out to wrong address we had to put a pause on it to make sure we received it back, once we got it back we resent the it back out to correct address which was Friday! It normally takes two weeks to receive the check because it's certified Mail & also have to be sign for upon delivery or will not be delivered! typically meaning they would had start the mailing out on Monday ! Today is Friday so the check would be received on next week in mail ! I did gave you my number to contact me as well if i don't answer I'm ether busy our out the office, Mrs.Odom also reach out about you guys took the keys back from her ! Not understanding that because copy was sent in the form that we send them in So there for we will have to pause this check as well because the voucher was sent out already to correct address! When coming to check we don't get the full check it's sent out to you we just have the copy of the voucher with the check attached! We never get the checks once my supervisor processes it goes through our funding company the check is made out to the home owner & then sent out ! If you can reply to this message at your earliest convenience I'll appreciate

Thanks,Wanda

[Quoted text hidden]



MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Shawanda Odom

Wanda Muzzle <muzzlewanda@gmail.com>
To: mercedesaiken2020@gmail.com

Fri, Jan 2, 2026 at 1:47 PM

Hey! Good Afternoon ,Attach here I have a copy of the assistance check for Mrs.Odom

PARTNERSHIP Assistance Voucher

Hybrid People Changing Lives
 Voucher Number: 1253108
 County Code: 08186580
 Client Number: 08186580

Date: 12/29/25
 GL Acct #: RENTAL ASSISTANCE

Agency, inc. agrees to pay

Vendor: SavannahHighwayHoldingLLC

The sum of Four Thousand 00/100 \$4000

Type of assistance: GEAP -
 On behalf of: Shawanna J Odom
 7761 Savannah Highway
 Adams run Sc 29426

Account Number: [blank]
 Month's Rent and Account Hold: Odom, Shawan

For Customer Information Only: This voucher is intended only to be used as a receipt for receipt of cash or other payment for use this voucher for any other purpose is prohibited and may result in the withdrawal of the voucher.

North Carolina Process of Appeal and Fair Hearing

If you are the applicant, and you were denied assistance or your assistance was not as full as you are entitled to receive, you may appeal the decision. The agency will send you a notice of appeal and a copy of a Fair Hearing. If you agree with the decision, you should not appeal. If you disagree, you should appeal. The appeal process and hearing process are not discriminatory on the basis of race, color, sex, age, religion, national origin, disability, or marital status. The applicant shall request the written appeal to:

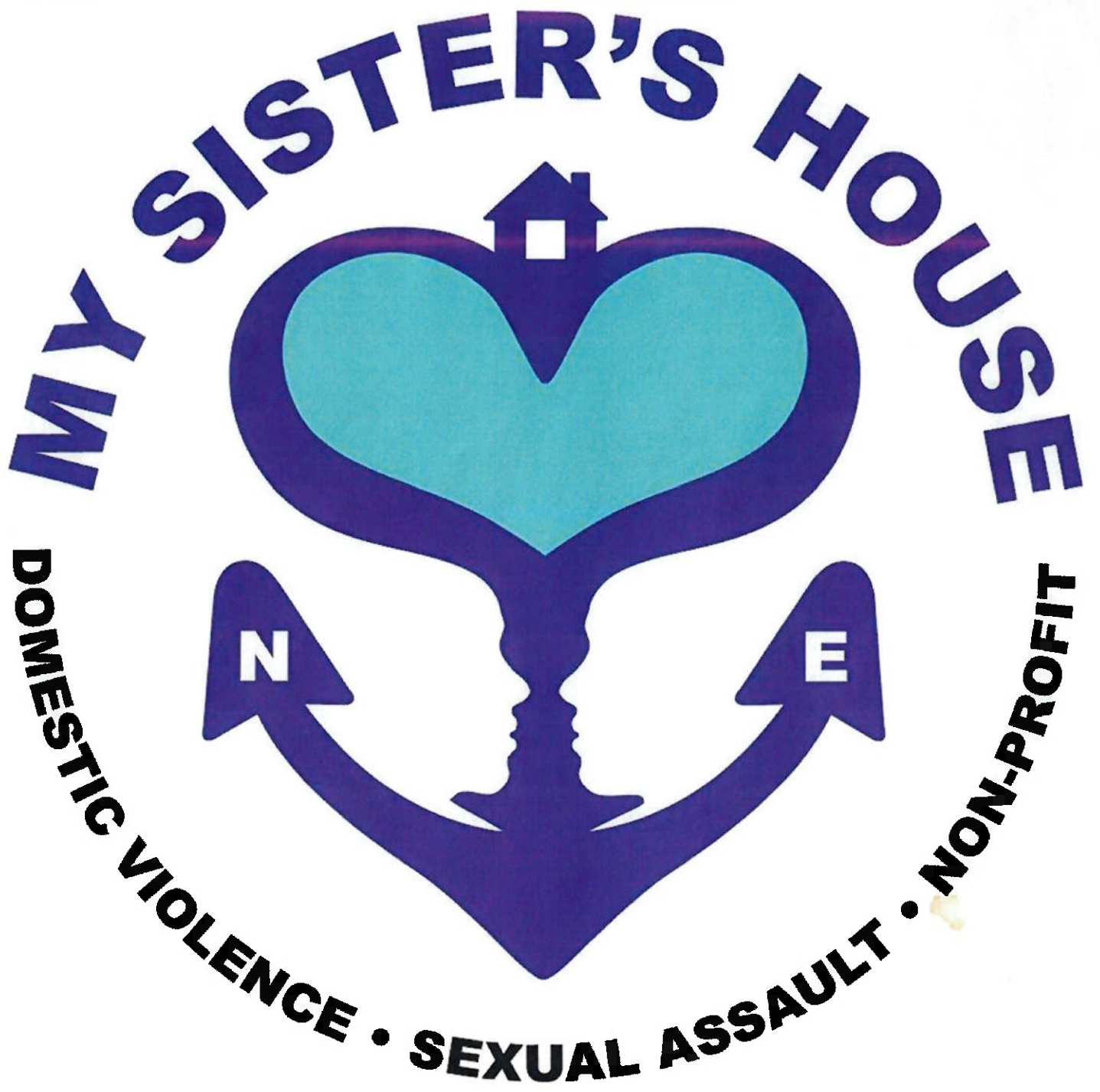
Office of Economic Opportunity
 Attention: Legal Counsel
 1201 Progress Street, Suite 300
 Columbia, SC 29201

If the appeal is further denied by OEO, the applicant may file a written appeal within 30 calendar days of the appeal. A receipt of OEO's written denial of appeal. The Department of Administration's Chief Legal Counsel will review a hearing. OEO will conduct the hearing within 30 days of receipt of the appeal, following the standard administrative procedures outlined in N.C. Code §§ 1-21-100 to 1-21-400 of the State Administrative Procedures Act.

[Signature]
 Program Manager / Authorized Signature

CLIENTS FILE CLIENTS COPY VENDORS COPY FISCAL COPY

Hey Mrs.Akin, I hope you're having a good day so far. I wanted to take a moment to catch you up on what's been happening this week. It's been a bit chaotic with the New Year's celebrations, and my supervisor hasn't been in the office due to death in family . I didn't realize she had sent me the revised copy of the assistance we were working on until today. I did try to call Mrs. Odom back after she left me a voicemail this morning, but unfortunately, I haven't heard back from her yet. As you know, we've been working hard as a group to help young women escape from domestic violence situations. It's such a meaningful mission, and while it can be tough sometimes, it feels so rewarding to make a difference. If you have or if there's anything you want to discuss, please feel free to reach out. My contact number is (854) 291-7490. Just a heads up, our office is closed for the rest of today, but we'll be back to our normal hours on Monday from 8 AM to 2 PM.





MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Shawanda Odom

Wanda Muzzle <muzzlewanda@gmail.com>
To: MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Fri, Jan 16, 2026 at 9:03 AM

Yes I'll give you a call shortly currently finishing up paper works with new clients will you be free around 11:30!
[Quoted text hidden]



MERCEDES AIKEN <mercedesaiken2020@gmail.com>

Tenant Occupancy and Outstanding Balance – Effective January 6, 2026

MERCEDES AIKEN <mercedesaiken2020@gmail.com>
To: shawannaodom30@gmail.com

Fri, Jan 30, 2026 at 6:09 PM

237 PineShadow Dr Goose Creek SC 29445

Please be advised that the residence is tenant-occupied effective January 6, 2026.

Below is the current balance owed:

- **Security Deposit:** \$1,800
 - Amount Paid: \$1,000
 - **Balance Due:** \$800
- **January Rent:** \$1,800
- **Late Fee:** \$180

Total Outstanding Balance: \$2,780

Please note that any utility costs incurred during the month of January will be the responsibility of the tenant.

Additionally, **February rent is due on February 1, 2026**. Any rent received **after February 5, 2026** will incur a **late fee of \$180**, per lease terms.

If you require any additional information, please feel free to contact me.

Best regards,
Mercedes Aiken
Property Representative
(843) 513-5628

Property Representative
(843) 513-5628

Goose Creek Magistrate

Judge : Rad Stuart Deaton

653 Red Bank Rd

Goose Creek, SC 29445

Phone:(843) 553-7080 Fax:(843) 553-7074

Received From: Aiken, Mercedes
1050 Old Gilliard Rd Apt 517
Ridgeville, SC 29472

Date: 3/20/2026

Receipt #: 131134

Clerk: c08mfritz

Paying for: Self
Transaction Type: Civil Payment

Reference #:

Payment Type: Credit Card \$10.00
SC.gov Portal Fee \$1.17
Total Paid: \$11.17

Comment:
Non-Refundable

You may check the status of your Berkeley case at:

<http://www.sccourts.org/caseSearch/>

<u>Case #</u>	<u>Caption</u>	<u>Previous Balance</u>	<u>Amount Paid</u>	<u>Balance Due</u>
2026CV0810600528	Mercedes Aiken VS Shawanna Odom	\$10.00	\$10.00	\$0.00



Total Cases: 1

\$10.00
SC.gov Portal Fee: \$1.17
Total Paid: \$11.17

Goose Creek Magistrate

Judge : Rad Stuart Deaton

653 Red Bank Rd

Goose Creek, SC 29445

Phone:(843) 553-7080 Fax:(843) 553-7074

Received From: Aiken, Mercedes
1050 Old Gilliard Rd Apt 517
Ridgeville, SC 29472

Date: 2/20/2026
Receipt #: 130749
Clerk: c08mfritz

Paying for: Self
Transaction Type: Civil Payment

Reference #:
Comment:
Non-Refundable

Payment Type: Cash \$5.00
Total Paid: \$5.00

You may check the status of your Berkeley case at:
<http://www.sccourts.org/caseSearch/>

Case #	Caption	Previous Balance	Amount Paid	Balance Due
2026CV0810600528	Mercedes Aiken VS Shawanna Odom	\$5.00	\$5.00	\$0.00



Total Cases:	1	\$5.00	\$5.00	\$0.00
---------------------	----------	---------------	---------------	---------------

higher court

*3/13/26
Warrant*



BERKELEY COUNTY MAGISTRATE

Judge Rad S. Deaton
Judge William D. Wilson, Jr.
Judge Debra K. Littlejohn

653 Red Bank Road
Goose Creek, SC 29445

843-553-7080 gcmag@berkeleycountysc.gov

To Plaintiffs/Landlords,

When you call our office regarding a case, you will need to refer to your case number. Be prepared that when you do not have your case number, it will take longer for us to manually look up your case and if we are busy, you may have to call back.

Please wait at least five (5) days from the filing date before you check on your service. Please see the instruction on the back on how to check on the service of your eviction. Once we receive the paperwork back from the constable it is automatically available online. If you do not see service online, we do not have it back from the constable yet. If you are unable to check for service online, you can email your case number with a request to check on service to gcmag@berkeleycountysc.gov.

If the defendant requests a hearing, you will be called immediately; otherwise, you will not be contacted by the Court.

When filing Rule to Vacate (\$40), eleven (11) days after the date the defendant is served you can request the Warrant of Ejectment by [email \(gcmag@berkeleycountysc.gov\)](mailto:gcmag@berkeleycountysc.gov) or **calling the office** if a Show Cause Hearing was not requested. If the tenants have not vacated within 5 days after requesting the Warrant of Ejectment, you will need to pay for a Writ of Ejectment (\$10) by coming in the office or mailing a check with your case number on it. Twenty-four (24) hours from the service of the Writ of Ejectment, [email \(gcmag@berkeleycountysc.gov\)](mailto:gcmag@berkeleycountysc.gov) or **call** to request a certified true copy of the service so that you can schedule the put-out with the Sheriff's Office. At that time, you will be advised of when it will be ready for pickup.

****If a Rule to Vacate is returned from the constable as non-service, you will have to pay \$5.00 for certified mailing before you can go to the next step or hire a private process server****

Procedure for service of eviction papers:

The procedures set forth in (C)(1), (C)(2), and (C)(3) must be strictly followed before service is complete. (C)(1) requires that two attempts be made to personally serve the defendant, and each attempt must be "separated by a minimum of forty-eight hours and must occur at times of day separated by a minimum of eight hours." For example: If the first attempt at service is made on Monday at 8:00 a.m., the second attempt could not be made earlier than Wednesday at 4:00 p.m. The person attempting to serve the rule must document the date and time of the attempts by affidavit or by certificate in the case of a law enforcement officer. On the first unsuccessful attempt to serve the rule, a copy of the rule must be affixed to the most conspicuous part of the premises. On the second unsuccessful attempt to serve the rule, the documentation of the two attempts to serve the rule must be attached to the copy of the rule when it is affixed to the most conspicuous part of the premises.

To complete service under this subsection, (C)(2) requires that a copy of the rule and the documentation of prior attempts at service be mailed by first-class mail to the defendant. The clerk must verify the contents and propriety of the mailing, and a fee as provided for in Section 8-21-1010(14) (\$5.00) may be collected for this service. The clerk's verification must be part of the record in the case, and service by first-class mail is not considered complete without the clerk's verification. Finally, (C)(3) provides that the ten days for the tenant to answer and show cause does not begin until the eleventh day after mailing. However, if the tenant contacts the magistrates court prior to the eleventh day, the specified time period for the tenant to show cause as provided in Section 27-37-20 must begin to run at the time of contact.

When filing a Notice to Quit (NTQ) (\$65), six (6) days after the defendant is personally served, [email \(gcmag@berkeleycountysc.gov\)](mailto:gcmag@berkeleycountysc.gov) or **call the office** to request the Warrant of Ejectment of Trespasser. At that time, we will let you know when it will be ready for pickup. ****Posting a Notice to Quit on the door by the constable is NOT considered service. If we are unable to personally serve the defendant, you will need to hire a private process server.****

Goose Creek Magistrate

Judge : Rad Stuart Deaton

653 Red Bank Rd

Goose Creek, SC 29445

Phone:(843) 553-7080 Fax:(843) 553-7074

Received From: Aiken, Mercedes
 1050 Old Gilliard Rd Apt 517
 Ridgeville, SC 29472

Date: 2/ 2/2026
 Receipt #: 130448
 Clerk: c08mhartwe

Paying for: Self
 Transaction Type: Civil Payment

Reference #:

Payment Type: Credit Card \$40.00
 SC.gov Portal Fee \$1.68

Comment:
 Non-Refundable

Total Paid: \$41.68

Total Received: \$40.00

Change Due: \$0.00

You may check the status of your Berkeley case at:

<http://www.sccourts.org/caseSearch/>

Case #	Caption	Previous Balance	Amount Paid	Balance Due
2026CV0810600528	Mercedes Aiken VS Shawanna Odom	\$40.00	\$40.00	\$0.00



Total Cases: 1

	\$40.00	\$40.00	\$0.00
SC.gov Portal Fee:		\$1.68	
Total Paid:		\$41.68	



Protect Your Family From Lead in Your Home

